

Marshwood

Bridport, Dorset

Marshwood

Bridport
Dorset DT6 5QF

Classic four bedroom period property with a stylish contemporary interior and wonderful panoramic views



- Panoramic views
 - Parking
- Spacious living area
- Air source heat pump
- Photovoltaic cells



Guide Range £650,000 - £700,000

Freehold

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DWELLING

This cottage is not what it seems! Though originally built in the 19th century the property has in the last seven years undergone a transformation to create a lovely contemporary house that takes full advantage of its elevated position with views across the Marshwood Vale to the coast and over the adjoining open countryside. The transformation includes a stunning south-facing kitchen extension to the rear, the installation of underfloor heating on both floors powered by an air source heat pump, the addition of two stylish shower rooms and a bathroom, fresh decoration throughout, a new private drainage system, and modern UPVC double glazing. This house has all the advantages of a newbuild house and the look of a period one.

ACCOMODATION

The accommodation is flowing with all the main living spaces interconnected with an attractive hallway with a lantern light over to one end of the property alongside a utility room and shower room and the kitchen to the other end taking in the views. To the centre of the house the dining area gives way to a sitting area that centres on a fireplace equipped with a woodburning stove and running parallel to the right hand side is a lovely garden room with a set of French doors and two sets of sliding patio doors all of which open onto the gardens behind. The fenestration either side makes it particularly light bright space, unusual in a cottage, while the kitchen has a full set of bifold doors stretching across the rear onto the gardens. The kitchen is equipped with a comprehensive range of contemporary floor and wall mounted units and cupboards with integral appliances that include an induction hob, double electric

oven, a microwave and a dishwasher while to the centre there is an island unit with a breakfast bar to one side. Within the utility room you will find plumbing for a washing machine and space for other white goods. Continuity is given to the ground floor living spaces with the use of Italian ceramic tiles under which there is the underfloor heating.

Upstairs the principal bedroom takes in the best of the views and has both a dressing room and ensuite shower room with the three remaining bedrooms sharing both a family bathroom and the shower room downstairs. The property is in immaculate decorative order throughout, has an air source heat pump, has photovoltaic cells, has 2020 water treatment plant, has UPVC double glazing and a water softener.

OUTSIDE

On the south side of the property there is a lovely paved terrace that stretches the width of the house making an ideal entertaining area during the summer months that gives way to a less formal garden that is laid to lawn with a series of vegetable beds. On the North side of the house there is a more country cottage feel to the garden with areas of herbaceous and tree planting punctuating a lawn that gives way to a gated driveway. The driveway is laid to tarmac providing parking and has a garage to one side and two greenhouses to the other. Beyond the driveway there is a more wild garden with a pond to the top and further vegetable beds. The garden also benefits from two external taps and a power source.

SITUATION

The property is situated in the centre of the village of Marshwood. Marshwood has a garage to its centre and a church, primary school and public house to the outskirts. The village road gives swift access to both Axminster and Bridport. Bridport is a bustling market town, which has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

SERVICES

Mains water, electricity and private sewerage treatment plant. Air source pumped heating.

Broadband - Ultrafast speed available.

Mobile coverage - Indoor coverage is very limited and outdoors is overall likely.

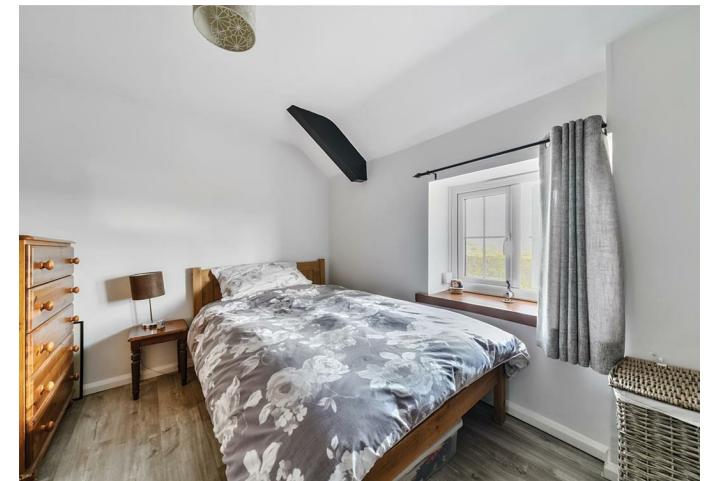
<https://checker.ofcom.org.uk/>

Council Tax Band: D (Dorset Council - 01305 251010)

EPC: E

DIRECTIONS

[What3words///notes.fidget animator](https://www.what3words.com/notes/fidget animator)



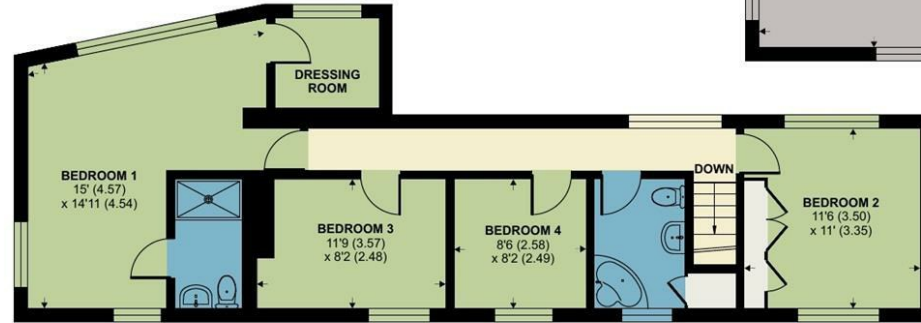
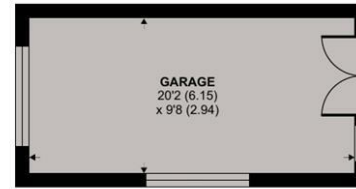
Hillside Cottage, Marshwood, Bridport

Approximate Area = 1971 sq ft / 183.1 sq m

Garage = 194 sq ft / 18 sq m

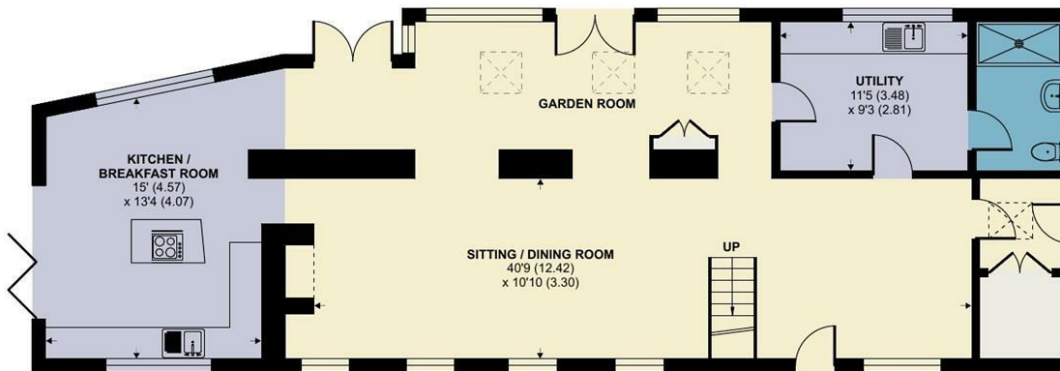
Total = 2165 sq ft / 201.1 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1280045



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